



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2401441

Applicant Name: Stickney Murphy Romine for Plymouth Housing Group

Address of Proposal: 116 Stewart St

SUMMARY OF PROPOSED ACTION

Master Use Permit to change the use of an existing building from hotel to 87 low income apartment units. An existing restaurant, human services use and a minor communication utility will remain following the change of use.

The following approval is required:

SEPA Environmental Determination

- (Chapter 25.05, Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

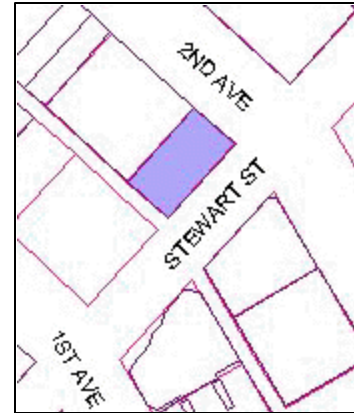
☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity

The project site is located at the intersection of 2nd Avenue and Stewart Street, on the southern edge of the Belltown neighborhood in downtown Seattle. The site is located in a DMC-240 zone and is currently occupied by the St Regis Hotel, an 8 story masonry structure. The building is currently occupied by a variety of uses including a hotel, existing human services uses and a restaurant. The building currently does not include any accessory parking spaces.



The surrounding neighborhood includes a variety of office, retail and institutional uses. The adjacent properties abutting the site are zoned DMC-240, while the uses across the alley from the site are zoned DMC-125.

Project Proposal

The proposed project includes the extensive renovation of all the floors of the building to change the use from an existing hotel with 126 rooms to an 87 unit low income multi-family use with accessory storage and tenant spaces, human services uses, a restaurant and an unrelated minor telecommunications utility approved under MUP #9905290. The following chart details the square feet associated with the use currently and the configuration following the proposed change of use:

Use	Current Sq Ft	Proposed Sq Ft
Human Services (hygiene center)	700	560
Restaurant	2,950	2,630
Minor Telecommunication utility	350	150
Hotel	45,710	0
Residential Use	0	45,520
Accessory space	310	1,160
TOTAL	50,020	50,020

As a result of these revisions, the following redistribution of space will result in the following changes:

- Changing use from hotel to low-income residential;
- Re-configuration of existing lobby space for the hotel to serve as accessory residential space on Stewart

- Modifying the amount of square foot of existing restaurant and retail spaces on both street facades. No change to the amount of frontage for existing street level uses along Stewart, currently nonconforming to street level use standards in SMC 23.49.025
- Reconfiguration and consolidation of building services;

The change of use from hotel to residential has resulted in a review of compliance with Floor Area Ratio (FAR) standards in SMC 23.49.011. The site, zoned DMC-240, has a base FAR for 5. The FAR for this site, given the size of lot, is 32,400 square feet. At a total square footage of 50,020 square feet, the building would be over base FAR and would potentially be ineligible for a change of use or would have to gain additional FAR through provisions in SMC 23.49. However, the change of use of the building from hotel to residential use, with street level uses meeting SMC 23.49.025 has resulted in the building becoming more compliant with this code requirement. Residential uses are exempt from FAR requirements in SMC 23.49.011. Further, the existing street level uses along Stewart, established in 1998 under MUP #9806191 for human services use (hygiene center), will not be altered as a result of the current MUP review and decision. The street level use requirements under SMC 23.49.025 for both Stewart and 2nd Avenues are 75% of each street front facade. The Stewart Street façade is currently nonconforming at 66%, following approval of the hygiene center/human services use. The proposed revisions in this MUP do not alter those existing nonconformities, but will alter some of the associated interior spaces. The proposed revisions along 2nd Ave, modifying exiting from the building and the restaurant space, will result in a 79% street frontage requirement, thereby meeting requirements in SMC 23.49.025.

Public Comment

Public notice of the proposed project was published on April 1, 2004. No comment letters were received during the comment period, which ended on April 14, 2004.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the referenced application materials submitted on March 25, 2004. The information in the applicant's SEPA checklist, project plans, and the experience of the lead agency with review of similar projects, form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665D1-

7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Construction Activities

The following temporary or construction-related impacts are expected as a result of the proposed development:

- decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment;
- increased traffic and demand for construction equipment and separate trips for personnel;
- increase demand for parking for construction workers;
- interruption of pedestrian and non-motorized trips both on-site and in the right-of-way;
- increased noise during construction; and
- consumption of renewable and non-renewable resources.

The Building Code regulates construction measures in general. The Energy Code requires energy conservation measures. The Noise Ordinance regulates the timing of, and amount of construction noise which can occur, and will, with the exception of construction noise and traffic impacts, reduce or eliminate short-term impacts to the environment to the extent that they will be sufficient without conditioning pursuant to SEPA policies. The Street Use Ordinance requires mitigation of activities associated with construction, when portions of the right of way are required for construction related activities and regulates obstruction of the pedestrian right-of-way. The Stormwater, Grading and Drainage Code requires mitigation of drainage, erosion or stormwater runoff and impacts during construction. Compliance with the above mentioned applicable codes and ordinances would reduce or eliminate most short-term impacts to the environment as a result of the proposed development.

Traffic and Parking

Municipal Code Section 11.62 requires truck activities associated with the site's development to use arterial streets to every extent possible. The proposal site is near several arterials, a principal transit street and within the general Downtown area. Access to the construction site will occur and traffic impacts resulting from the truck traffic associated with building activities would be of short duration and mitigated by enforcement of SMC 11.62. Municipal Code Section 11.74 requires that material hauled in trucks not be spilled during transport. The City requires that a minimum of one (1) ft. of "freeboard"

(area from level of material to the top of the truck container) be provided in loaded uncovered trucks which minimize the amount of spilled material and dust from the truck bed enroute to or from a site.

The area in the vicinity of the subject site has limited on-street parking availability due to the classification of streets in the area. In order to ensure that construction vehicles and equipment do not further limit on-street parking availability, the applicant/responsible party shall ensure that construction vehicles and equipment are located at the proposal site for the term of construction, to the extent feasible, per authority in SEPA Construction Impacts Policy in SMC 25.05.675B. Further, a plan shall be developed to show where all construction related activities will be located, whether on private property or in the right of way, to address impacts associated with limited parking or open space to stage construction related activities.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal, including:

- A minor decrease in availability of parking which will result in additional demand on surrounding streets;
- Increase in ambient noise due to increased human activity.

These impacts will be adequately mitigated through existing codes, specifically the Noise Ordinance. The reduction of parking available to the project is of a minor nature and not anticipated to cause perceptible impacts requiring mitigation.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS

Prior to the issuance of a Building or Grading Permit

1. Submit to DPD for review and approval a construction staging plan showing where construction related activities are anticipated to occur, including the location of any dumpsters, construction related equipment of machinery.

Signature: _____ (signature on file) Date: September 30, 2004

Michael L. Jenkins, Senior Land Use Planner
Department of Planning and Development
Land Use Services

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